

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
October 9, 2019
MINUTES TO THE REGULAR MEETING**

The meeting was called to order by Chairman Sheldon at 1:00 p.m. and Ms. Chester was asked to call the roll. Members present were Mr. Scruggs, Mr. Morehouse, Mr. Turner, Mr. Wakstein, Mr. Caron and Chairman Sheldon. Mr. Hodges was absent.

Ms. Chester gave the invocation and Mr. Morehouse led the Pledge of Allegiance.

Chairman Sheldon asked if there were any comments or additions to the agenda, no comment from the board members. Chairman Sheldon stated he would like to add approval for Planning Board Orders to the agenda.

ITEM NO. 4 Approval of the September 11, 2019 Planning Board Meeting Minutes

Chairman Sheldon asked if there were any comments or corrections to the meeting minutes. A motion was made by Mr. Scruggs to approve the meeting minutes and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

Mr. Caron	Yes	Mr. Turner	Yes
Mr. Scruggs	Yes	Mr. Wakstein	Yes
Mr. Morehouse	Yes	Chairman Sheldon	Yes

ITEM NO. 5 Public Comments – Agenda Items and Previous Agenda Items (Non-Public Hearings) Limited to Three Minutes

No public comments.

ITEM NO. 6 Request approval for a Large Site Development Modification. The property is located at 10292 Front Beach Road. The Planning Board will hold a public hearing to consider the request.

Chairman Sheldon called for the Jennings Act disclosures from the board members.

Mr. Scruggs , nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Wakstein drove by the property. Mr. Caron, nothing to disclose. Chairman Sheldon drove by the property.

Charlie Clary, DAG Architects presented the request as the representative of the Long Beach Lagoon project. He stated they were adding two new parcels to the master plan, shifting the entrance to include 1st Court, removing the hotel from the overlay district, decreasing the units in lodging from 310 units to 75 units and adding more retail/mixed space use along the additional entrance.

Levi Wiegand, DAG Architects presented a visual outlining the changes that were noted in the reports. Mr. Caron asked about the flow of traffic along Front Beach Road and Mr. Clary commented a traffic study had indicated a net reduction of 60 trips during peek hours. Mr. Silky commented staff agreed with the additional entrances into the property. Discussion ensued from the board regarding the inconsistencies in the report depicting the new plans from the approved plans. Mr. Wakstein asked for details on the amusements depicted in the proposed modification from the approved plans, stating the changes proposed are a different kind of amusements, such as paddle boats and a roller coaster utilizing the wetland water areas.

Mr. Clary requested from the board this meeting be continued until next month to allow his team to prepare a detailed outline depicting the approved development in comparison to the modification requests to the large site development.

Chairman Sheldon commented this was a public hearing and at this time he would continue the meeting and open it up for public comment.

Steven Kopas, 183 Damon Circle commented about the current traffic on Front Beach Road and this project would increase once completed. He also commented about the water pollution on site with the added attractions.

Butch Beene, 139 Grand Island commented the presenter mentioned a reduction in traffic, but with a 800-space parking garage this would add to the traffic. He asked they look at adding more entrances into the project.

Michelle Rush, 228 White Sandy Lane asked about the notification of the next meeting.

Chairman Sheldon closed the public comment portion and asked the roll called to see if everyone was in favor of accepting Mr. Clary's request of continuing the meeting until next month. Ms. Chester called the roll.

Mr. Caron	Yes	Mr. Turner	Yes
Mr. Scruggs	Yes	Mr. Wakstein	Yes
Mr. Morehouse	Yes	Chairman Sheldon	Yes

Chairman Sheldon announced the agenda item would be continued until the next meeting on November 13, 2019. The meeting date and time was announced to the public in attendance of the meeting, it was stated a mail-out would be not be required, but a sign would be posted on the property with public information and the agenda would be published in the local newspaper and city website.

ITEM NO. 7 Proposed Ordinance – Inflatable Amusements on the Sandy Beach

Ms. Myers presented the proposed ordinance outlining the requirements for allowing inflatables on the sandy beach. She explained this would be permitted under a temporary permit, fee of \$500.00 per day, no longer than four (4) days, and one (1) permit within a thirty-day period for a single parcel. She noted the significant condition would be the requirement of a 5-million-dollar insurance policy from the vendor which was suggested by the city's risk manager. Discussion ensued of the additional requirements and the board agreed these were stringent enough to ensure safety for everyone.

Mr. Wakstein made a motion to approve the recommendations of the ordinance and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

Mr. Caron	Yes	Mr. Turner	Yes
Mr. Scruggs	Yes	Mr. Wakstein	Yes
Mr. Morehouse	Yes	Chairman Sheldon	Yes

Recommended for approval to City Council.

ITEM NO. 8 Proposed Ordinance – Neighborhood Parks

Ms. Myers presented the proposed ordinance stating this was from a recommendation from the board. She stated this would be required for a proposed subdivision of three (3) or more acres and would include land dedicated for a neighborhood park. The board discussed what the parks may have included to be considered an area for recreational use. Ms. Myers asked the board if their recommendation was for residential subdivisions only or would they also include commercial. The board discussed and agreed the park requirements were for residential neighborhoods only.

Mr. Wakstein made a motion to approve the ordinance for neighborhood parks in residential subdivisions and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

Mr. Caron	Yes	Mr. Turner	Yes
Mr. Scruggs	Yes	Mr. Wakstein	Yes
Mr. Morehouse	Yes	Chairman Sheldon	Yes

Recommended for approval to City Council.

ITEM NO. 9 Proposed Ordinance – Codify Small Cells Right-of-Way Permitting

Ms. Myers explained the proposed ordinance was for housekeeping items within the ordinance due to the state regulations on small wireless poles and ground equipment changes. She outlined the specific changes regarding equipment in the public right-of-way. The board recommended changes in Sec. 19-1541 (B) from 250 feet to 150 feet of the footprint of any Dwelling for Small Wireless Poles and (C) from 500 feet to 250 feet of the footprint of any Dwelling for ground-mounted equipment.

Mr. Caron made a motion approve the proposed ordinance with the recommended changes and it was seconded by Mr. Morehouse. Ms. Chester was asked to call roll.

Mr. Caron	Yes	Mr. Turner	Yes
Mr. Scruggs	Yes	Mr. Wakstein	Yes
Mr. Morehouse	Yes	Chairman Sheldon	Yes

Recommended for approval to City Council.

ITEM NO. 10 Comprehensive Plan – Section 5 – Recommended Changes

Mr. Silky introduced the updated Section 5 to the board and explained the data for the “Housing” updates were from the 2017 U.S. Census, Bay County GIS and the City of Panama City Beach Building Department. The board discussed the changes and requested for Calypso Tower III be added to the Projected Housing Construction updates.

ITEM NO. 11 Public Works Update – Kelly Jenkins

Ms. Kelly Jenkins, City Engineer provided a status update on the current and future of Bay Parkway plans for completion. She explained the different phases of the project and added the wetlands involved were producing some challenges along the way. Ms. Jenkins commented the projected date for Phase Two would be January 2021. The board thanked her for the updated information.

ITEM NO. 12 Discussion of Land Development Code Application Requirements for Neighborhood Meetings

Mr. Leonard introduced the item mentioning that he had collected information from Walton County’s requirements for community meetings. He asked the board to consider this be a requirement for these types of applications; Large Site, TNOD, PUD and Master Plan Approvals. Discussion ensued. The board agreed and asked for a draft ordinance of the requirements at the next meeting.

ITEM NO. 13 Code Enforcement Update

Mr. Tindle presented the current citation report to the board. He stated the one-year mark for blue tarps had passed and that his office would be contacting owners where blue tarps were still present for an update. Mr. Tindle commented that he had discussed the board’s recommendation of liens being reported on an individual’s credit report and that it was discouraged. Ms. Myers commented for policy reason it was not recommended.

ITEM NO. 14 Approval of Planning Board Orders

Chairman Sheldon asked if the board members had any comments or questions to the Orders from the previous meeting, Tapestry Park PUD Modification and Kelly Street PUD Modification, there were no comments. The Orders were approved.

The meeting was adjourned at 3:04 p.m.

DATED this 13 day of November, 2019



Mark Sheldon, Chairman

ATTEST:



Andrea Chester, Secretary